

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 7, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Beckendorf called the meeting to order at 6:00 pm.

Commissioners	Present	2013 Regular Meetings Held	2013 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	16	15	8	7
Pete Bienski	Yes	16	14	8	7
Leo Gonzalez	Yes	16	14	8	7
Bobby Gutierrez	Yes	16	15	8	8
Nancy Hardeman	Yes	16	14	8	8
Scott Hickle	Yes	16	15	8	8
G. H. Jones	Yes	16	15	8	7
Kevin Krolczyk	Yes	16	15	8	8
Prentiss Madison	No	16	12	8	6

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Mr. Randy Haynes, Project Planner, Ms. Janis Hampton, City Attorney, and Ms. Annette Denton, Planning Intern.

2. HEAR CITIZENS.

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

Ms. Hampton advised that Commissioner Hardeman had filed an affidavit in response to state law on disclosure of local official's conflict of interest regarding consent agenda item 4.b. (Final Plat FP13-02) and regular agenda item 5.a. (Rezoning RZ 13-13) and will not participate in deliberation or voting on those items.

4. CONSENT AGENDA – *This Consent Agenda consists of items that are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

a. Approval of minutes from the workshop and regular meetings on October 17, 2013.

b. Final Plat FP13-02: Villa Maria Wal-Mart Addition

Proposed Final Plat of Villa Maria Wal-Mart Addition, being 51.205 acres of land out of the Zeno Phillips League, Abstract No. 45, wrapping around the northwest corner of North Harvey Mitchell Parkway (FM 2818) and West Villa Maria Road in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Jones moved to approve the Consent Agenda. Commissioner Hickle seconded the motion and the motion passed by a vote of 7-0. Commissioner Hardeman did not participate in deliberation or voting on this item due to a conflict of interest.

Commissioner Hardeman left the dais at 6:04 pm.

5. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ13-13: Crossfulton Investments

A request to change the zoning classification from Industrial District (I) to Planned Development District – Business (PD-B) on 4.994 acres of land out of Zeno Phillips League, Abstract No. 45, adjoining the south side of West Bronze Lane, approximately 700 feet to 1,030 feet southwest from its intersection with North Harvey Mitchell Parkway (FM 2818) in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed rezoning.

In response to a question, Mr. Haynes responded that he had received feedback in the form of questions, but not opinions.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to recommend approval of Rezoning case no. RZ13-13 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion and the motion passed by a vote of 7-0. Commissioner Hardeman did not participate in deliberation or voting on this item due to a conflict of interest.

Commissioner Hardeman returned to the dais at 6:09 pm.

b. Rezoning RZ13-15: Grant Carrabba

A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development District – Housing (PD-H) on 12.82 acres of land out of John Austin League, A-2, located east of the intersection of Thornberry and Bullinger Creek Drives in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the proposed rezoning.

The public hearing was opened.

Mr. Mike Hester, 7607 Eastmark Drive, College Station, stated that he was the engineer for the project and would be happy to answer any questions.

In response to a question, Mr. Hester stated that the proposed trail would be multimodal and include crossing both floodplain and a creek.

Ms. Peggy Bloomer, 2106 Williams Way, Bryan, Texas, came forward to speak against the request. She stated that sidewalks on both sides of the street are important, and asked the Commission not to make a short-term concession.

Ms. Sharon Anderson, 2304 Cindy Lane, Bryan, Texas, came forward to speak against the request. She stated that she was an advocate for sidewalks on both sides of the street for the flexibility it provided a neighborhood and the safety it provides for residents.

The public hearing was closed.

Commissioner Hickle expressed that he had a question for the applicant.

The public hearing was opened again for the applicant.

In response to a question, Mr. Grant Carrabba, the applicant, stated that he could build sidewalks on both sides of the street, but he wants to connect all parts of the subdivision, schools, and parks in loops for better walking connectivity than sidewalks on both sides.

In response to a question, Mr. Hester stated that they were trying to provide greater connectivity and were proposing parkland as part of the proposal.

The public hearing was closed.

In response to a question, Mr. Haynes stated that other developments, including a nearby one, had approved development plans to allow sidewalks only on one side of the street.

In response to a question, Mr. Haynes stated that planned development zoning would change the development standards for this area.

Commissioner Hickle moved to recommend approval of Rezoning RZ13-15 to the Bryan City Council, with the stipulation that the applicant adhere to the amended City of Bryan subdivision ordinance requiring sidewalks on both sides of the street, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Jones seconded the motion.

Commissioners discussed:

- Whether or not the applicant could or would build both the proposed walkways and sidewalks on both sides of the street
- Support for sidewalks on both sides of the street
- The cost of sidewalks
- Great area of development

The motion passed by a vote of 5 in favor and 3 in opposition. Commissioners Hardeman, Krolczyk, and Gutierrez cast the votes in opposition.

6. CONSIDERATION OF AMENDMENTS TO THE PLANNING AND ZONING COMMISSION'S BYLAWS (Commission has final approval).

a. Bylaw Amendments

Proposed amendments to the Planning and Zoning Commission's Bylaws, modifying terms a member may serve as Chairperson; removing the option for ballot election of Commission officers; clarifying provisions for meeting notice delivery to Commissioners; correcting references to the Code of Ordinances; and other action as appropriate. (M. Zimmermann)

Mr. Zimmermann presented the proposed amendments (on file in the Development Services Department).

Commissioner Gutierrez moved to approve the proposed changes to the Commission's Bylaws, but to remove proposed Section 6.C. concerning terms a member may serve as Chairperson. Commissioner Hickle seconded the motion.

Commissioners discussed:

- Complications of changing chairperson often
- Proposed changes did not resonate with everyone
- People's opinions on the proposal have changed

The motion passed by a vote of 6 in favor and 2 in opposition. Commissioners Hardeman and Gonzalez cast the votes in opposition.

7. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:38 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **5th** day of **December, 2013**.

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas